

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2015-00029 (assoc. with CUP2015-00015)

Zone change request from SF-5 Single-Family Residential and LC Limited Commercial to SF-5 Single-Family Residential, LC Limited Commercial and GC General Commercial subject to the development standards contained in the Estancia Commercial Community Unit Plan DP-337 on property described as

A tract of land lying in a portion of the Southwest Quarter of Section 27, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; said tract of land being more particularly described as follows:

COMMENCING at the southwest corner of said Southwest Quarter; thence along the west line of said Southwest Quarter on a Kansas coordinate system of 1983 south zone bearing of N01°35'09"W, 99.52 feet; thence N88°24'51"E, 71.72 feet to a point on the east right of way of Ridge Road dedicated on Film 1735, Page 2074, said point also being the POINT OF BEGINNING; thence along said east right of way for the next five courses, N04°15'57"W, 250.76 feet; thence parallel with and 60 feet east of said west line, N01°35'09"W, 1251.00 feet; thence N01°59'11"E, 401.23 feet; thence N01°35'12"W, 147.74 feet; thence N06°44'51"E, 300.30 feet to a point on the south right of way line of K-96 Highway; thence along said south right of way line for the next five courses, N76°07'51"E, 666.00 feet; thence N88°44'57"E, 542.24 feet; thence N88°42'31"E, 506.95 feet; thence N84°51'10"E, 501.10 feet to a point on the north line of said Southwest Quarter; thence along said north line, N88°55'10"E, 314.60 feet to the northeast corner of said Southwest Quarter; thence along the east line of said Southwest Quarter, S01°20'41"E, 888.70 feet; thence S88°55'10"W, 902.34 feet to a point on the east line of exception tract described on Film 1696, Page 457; thence along the boundary of said exception tract for the next three courses, N01°27'56"W, 208.71 feet; thence S88°55'10"W, 417.42 feet; thence S01°27'56"E, 208.71 feet; thence S88°55'10"W, 249.73 feet to a point 1070 feet east of said west line of said Southwest Quarter; thence parallel with and 1070 feet east of the said west line, S01°35'09"E, 465.00 feet; thence S88°55'10"W, 602.02 feet to a point 468 feet east of said west line; thence parallel with and 468 feet east of said west line, S01°35'09"E, 1218.97 feet to a point 60 feet north of the south line of said Southwest Quarter; thence parallel with and 60 feet north of said south line, S88°46'20"W, 42.82 feet; thence N82°41'49"W, 101.12 feet to a point 75 feet north of said south line; thence parallel with and 75 feet north of said south line, S88°46'20"W, 227.39 feet; thence N47°44'48"W, 36.28 feet to the POINT OF BEGINNING.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED this 8th day of September 2015.

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Jeff Longwell - Mayor

ATTEST:

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Karen Sublett, City Clerk

(SEAL)

Approved as to form: \_\_\_\_\_  
Jennifer Magana, City Attorney and Director of Law